



Tayfen Road, Bury St. Edmunds

Sheridans



Tayfen Road, Bury St. Edmunds IP33 1UE

Guide Price £140,000

This bright and airy first floor 1 bedroomed leasehold apartment offers good sized accommodation and is offered CHAIN FREE. The property has been updated with modern kitchen and bathroom and is well presented throughout. Conveniently located in the popular town of Bury St Edmunds being a short walk from the delightful Abbey Gardens, shops, restaurants and train station.

In brief the accommodation consists of private front door opening to a good sized entrance hall. The bright sitting room has a window to the rear with laminate flooring and integral storage cupboard. The kitchen/diner has a contemporary modern feel with a range of storage units with work surfaces over, slot in cooker with extractor above and space for appliances. There is a large utility area with space/plumbing for washing machine and offers ample storage.

The bedroom has window to side and integral storage cupboard. The bathroom has been finished to a high standard with P shaped bath, vanity wash hand basin with cupboard under and low level WC.

The heating and hot water is served by a central boiler which is maintained by the management company.

Outside

The apartment has off road parking in an adjacent parking area which works on a first come first served basis. Communal bin store area.

Location

This immaculate apartment is located in the centre of Bury St Edmunds and is a short walk to the delightful Abbey Gardens and train station. Bury St Edmunds is a picturesque, thriving market town which brings together the old and the new. The town boasts a great collection of venues for eating, drinking, shopping, and relaxing, making it a great place to live, work, visit and study. The market town, with its impressive produce market every Wednesday and Saturday, is nestled in the heart of Suffolk. It is known for the Abbey Gardens, a ruined abbey right in the town centre. Bury is a very popular destination for locals and tourists to the area. Visit the old side of the town to see the Cathedral in all its glory, the medieval quarter of the town and the Abbey Gardens itself, or browse the newer side of the town to discover its large assortment of shops, restaurants and entertainment centres.

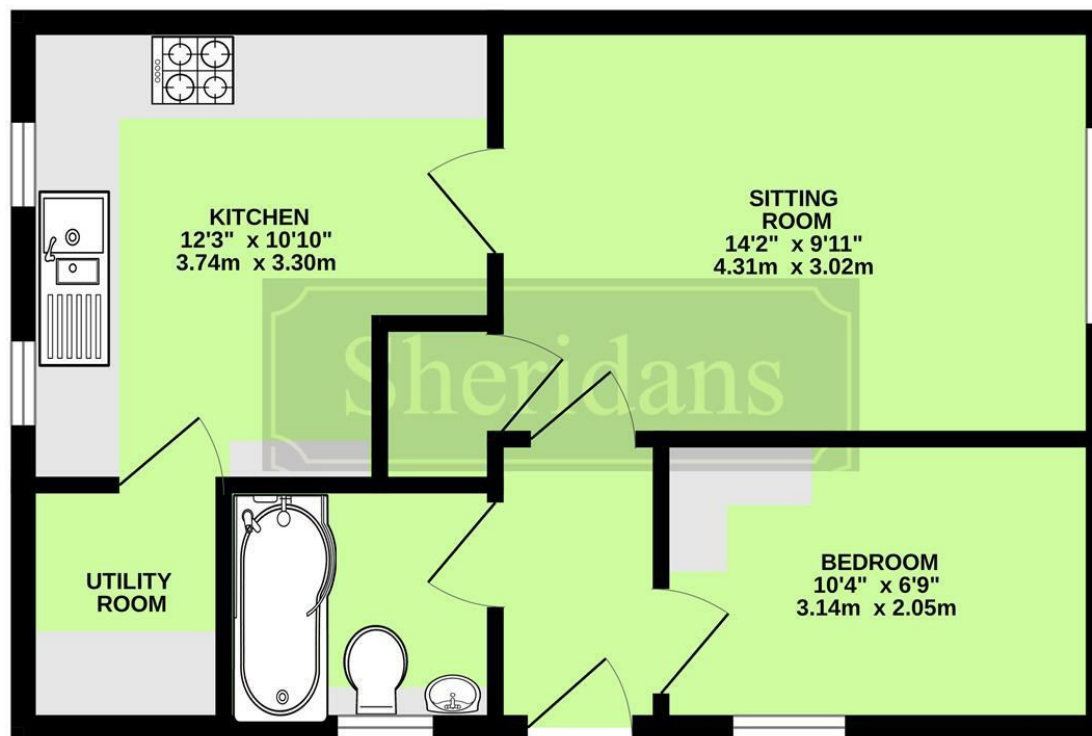
Services

Leasehold property 125 year lease from 21/8/2006 with 106 years remaining.
Annual Service Charge approximately £142 per month

- CHAIN FREE
- Modern Kitchen/Diner
- Useful Utility Room
- Modern Bathroom
- Bright and Airy
- Heating and Hot Water included in Service Charges
- Ideal for First Time Buyer
- Town Location
- Close to Train Station

which also includes heating and hot water (served by a communal boiler) and ground rent
Mains electricity, water and drains are connected.
Council Tax: West Suffolk Band: A
Broadband speed: Up to 1000 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: Low Risk
Off Street Parking; 1 Space





Measurements are approximate. Not to scale. Illustrative purposes only.
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

Sheridans Estate Agents

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